

MONTHLY REPORT NOTES AND COMMENTS

25 JAY STREET LLC
United States Bankruptcy Court for the Eastern District of New York
Case Number 23-44083 (ESS)

EXHIBIT A – Explanation to Questionnaire specifically Sections 1-9

4. Did you pay your employees on time?

- There is one employee for this building, the superintendent, who has been paid on time.

25 JAY STREET LLC
United States Bankruptcy Court for the Eastern District of New York
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EXHIBIT B – Explanation to Questionnaire specifically 10-18

15. Have you borrowed money from anyone or has anyone made any payments on your behalf?

- The Debtor has borrowed no money other than the outstanding mortgage debt with Wells Fargo and the SBA Loan.

25 JAY STREET LLC
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EXHIBIT C – Total Monthly Cash Receipts

Date	Tenant Name	Rental Income	Unit #
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See itemization of Cash Receipts in the attached Bank Reconciliation Report

\$164,832.39
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NOTE:

25 JAY STREET LLC
United States Bankruptcy Court for the Eastern District of New York
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EXHIBIT D – Total Cash Disbursements

<u>Date</u>	<u>Payee</u>	<u>Purpose</u>	<u>Amount</u>
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See attached itemization of Cash Disbursement in Bank Reconciliation Report

\$ 76,413.84
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NOTE:

25 JAY STREET LLC
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EXHIBIT E – Current month unpaid bills

Vendor Name	Purpose	Amount
See attached A/P Aging Schedule		\$225,930.59

25 JAY STREET LLC
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EXHIBIT F – Accounts receivable

Date	Tenant Name	Total Rental Income	Unit #
See attached accounts receivable schedule, which itemizes the total receivable due from tenants.			

\$ 39,921.62
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RENT ROLL

25 JAY STREET BROOKLYN, NEW YORK
CURRENT RENT ROLL
As prepared December 31, 2024

Unit Number	Tenant Name	Unit Type	Monthly	Annual	Sq Ft	Lease Start	Lease End	\$PSF
100	Melville House Publishers	C	\$11,675	\$140,104	1,898	03/01/15	02/28/25	\$73.82
101	H.E.A.L LLC C/O Kimberly Atkinson	C	\$13,261	\$159,132	2,300	11/01/20	10/31/25	\$69.19
102	The K9 Butcher LLC	C	\$4,500	\$54,000	2,000	05/01/24	04/30/29	\$27.00
103	Bandit Studio LLC	C	\$7,000	\$84,000	2,746	09/01/17	08/31/25	\$30.59
104	Lanningsmith Studio LLC	C	\$7,500	\$90,000	5,622	11/01/22	11/30/26	\$16.01
Totals 1st Floor (4) Units			\$43,936	\$527,236	14,568			\$36.20
200	Zachary Gibson & Morgan Tracy	R	\$3,500	\$42,000	600	12/01/24	11/30/25	\$70.00
201	David Mendola	R	\$4,750	\$57,000	1,150	11/01/23	10/31/25	\$49.57
202	Pedro Cruz & Katherine Gordan	R	\$1,558	\$18,696	1,150	11/01/02	LOFT	\$16.26
204	Elizabeth Cathcart	R	\$4,000	\$48,000	1,250	03/24/24	03/31/25	\$38.40
205	Noimin Gilbert	R	\$3,500	\$42,000	1,320	06/01/23	05/31/25	\$31.82
206	Olivia Baseman & Mark Allen Veltman	R	\$1,165	\$13,980	1,450	01/01/06	LOFT	\$9.64
207	Dana Sass	R	\$4,200	\$50,400	940	02/01/22	04/30/25	\$53.62
208	Brian J Whilton	R	\$4,300	\$54,000	940	11/01/21	10/31/25	\$57.45
209	Farah Rolman	R	\$3,150	\$37,800	600	03/01/24	02/28/25	\$63.00
Totals 2nd Floor (9) Units			\$30,323	\$363,876	9,400			\$38.71
300	Cara Lee Sparry	R	\$959	\$11,508	2,000	01/01/04	LOFT	\$5.75
301	Marcus DePaula	R	\$3,350	\$40,200	1,400	03/15/14	03/31/25	\$28.71
304	Martin Bourne - I'm Lucky Pierre	R	\$1,946	\$23,352	1,800	01/01/02	LOFT	\$12.97
305	Patrick Gilligan	R	\$3,500	\$42,000	600	02/28/25	02/28/25	\$70.00
307	Keelan Boyle & Sarah Lotvin	R	\$5,500	\$66,000	1,200	09/01/24	09/31/25	\$55.00
308	Amir Mustefa	R	\$4,200	\$50,400	900	07/01/24	06/30/25	\$56.00
309	Shay Grimley, Ariella Arazi	R	\$4,685	\$56,220	900	07/01/22	06/30/25	\$62.47
310	Joshua Liebowitz	R	\$3,500	\$42,000	600	01/01/24	03/31/25	\$70.00
Totals 3rd Floor (8) Units			\$27,640	\$331,680	9,400			\$35.29
402	Corey Cano	R	\$3,360	\$40,320	663	06/01/23	09/31/25	\$60.81
403	Joshua Klits	R	\$3,300	\$39,600	663	05/01/23	04/30/25	\$59.73
405	Dominic Iandoli, Veronica Csak	R	\$4,300	\$51,600	1,000	06/01/22	05/31/25	\$51.60
406	Daniel Liss	R	\$4,900	\$58,800	1,000	03/01/23	02/28/25	\$58.80
407	Dung Tran	R	\$3,900	\$46,800	900	04/01/24	03/31/25	\$52.00
408	Nicholas A. Oxley	R	\$4,700	\$56,400	1,104	07/01/20	07/31/25	\$51.09
409	Nakguyn Im	R	\$3,200	\$38,400	662	09/01/13	07/31/25	\$58.01
410	Miles Thresher	R	\$3,200	\$38,400	662	11/01/22	11/30/25	\$58.01
411	Willian J Balcom & Hadley Potts	R	\$3,500	\$42,000	622	07/15/21	07/31/25	\$67.52
412	Carla Quinonez	R	\$3,500	\$42,000	924	12/01/24	11/30/25	\$45.45
413	Hannahbeth Lagerlof	R	\$3,850	\$46,200	600	09/01/23	09/30/25	\$77.00
414	Anup Dajj	R	\$3,750	\$45,000	600	10/15/22	10/31/25	\$75.00
Totals 4th Floor (12) Units			\$45,460	\$545,520	9,400			\$58.03
500	*** Vacant ***	R	\$0	\$0	1,280	10/01/11	BUYOUT	\$0.00
502	Steven West & Kathlin Argiro	R	\$965	\$11,580	1,410	01/01/14	LOFT	\$8.21
503	Nancy Radloff	R	\$1,723	\$20,676	1,410	10/01/06	LOFT	\$14.66
504	Kip Frace Jacobs	SUPER	\$0	\$0	1,960	SUPER'S UNIT	\$0.00	
505	Natalia Landowska	R	\$6,500	\$78,000	1,960	02/02/24	01/31/25	\$39.80
510	Kirac Sogullu	R	\$4,900	\$58,800	780	04/01/23	03/31/25	\$75.38
511	Josef A Cohen	R	\$3,750	\$45,000	600	10/01/24	09/30/25	\$75.00
Totals Fifth Floor (6) Units			\$17,838	\$214,056	9,400			\$22.77
GRAND TOTALS:								
\$165,197								
\$1,982,368								
52,166								
\$38.00								

Note:

* Denotes Loft Tenants, stabilized or below market rents
 500 - New Tenant starts 2/10/2025 monthly rent \$4,200 per month

ACCOUNTS RECEIVABLE

Delinquent Tenants

As of 12/31/2024. Future/Current tenants

Unit	Tenant	Last payment	Total	Aged balances			
				0-30 days	31-60 days	61-90 days	91+ days
25 Jay Street LLC							
100	Melville House Publishers , c/o Valerie M erians & Dennis Johnson	22 days 12/9/2024	1,284.28	1,284.28	0.00	0.00	0.00
205	Noinin Gilbert	22 days 12/9/2024	385.00	385.00	0.00	0.00	0.00
206	Mark A Veltman, Olivia Baseman	21 days 12/10/2024	60.50	60.50	0.00	0.00	0.00
207	Dana Sass	0 days 12/31/2024	4,898.57	4,898.57	0.00	0.00	0.00
300	Cara Lee Sparry	18 days 12/13/2024	100.00	100.00	0.00	0.00	0.00
304	Martin Bourne	175 days 7/9/2024	19,903.02	1,996.16	1,996.16	50.00	15,860.70
308	Amir Mustafa	18 days 12/13/2024	420.00	420.00	0.00	0.00	0.00
402	Corey Cano	26 days 12/5/2024	3,799.04	3,705.37	93.67	0.00	0.00
405	Dominic Landoli, Veronica Csak	22 days 12/9/2024	200.00	200.00	0.00	0.00	0.00
410	Miles Thresher	27 days 12/4/2024	100.00	100.00	0.00	0.00	0.00
412	Carla Quinonez	none received	7,000.00	3,500.00	3,500.00	0.00	0.00
505		428 days 10/30/2023	2,106.45	0.00	0.00	0.00	2,106.45
Total for 25 Jay Street LLC			\$40,256.86	\$16,649.88	\$5,589.83	\$50.00	\$17,967.15
Grand total for all properties			\$40,256.86	\$16,649.88	\$5,589.83	\$50.00	\$17,967.15

Delinquent Tenants

As of 12/31/2024, Future/Current tenants

Summary

Property	Total	0-30 days	31-60 days	61-90 days	91+ days
25 Jay Street LLC	40,256.86	16,649.88	5,589.83	50.00	17,967.15
Grand total for all properties	\$40,256.86	\$16,649.88	\$5,589.83	\$50.00	\$17,967.15

ACCOUNTS PAYABLE

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02/12/25

25 Jay Street LLC
A/P Aging Summary
As of December 31, 2024

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Berger, Fishoff, Shumer, Wexler & Goodman	0.00	0.00	0.00	3,375.00	12,058.82	15,433.82
Clinton Hill Hardware	0.00	245.99	404.19	1,177.90	3,622.65	5,450.73
Dreamspace NY	0.00	0.00	0.00	9,415.00	0.00	9,415.00
Eastern Elevator of New York	0.00	0.00	326.63	326.63	3,783.44	4,436.70
Eddies Plumbing Supplies	0.00	0.00	0.00	1,137.57	263.48	1,401.05
GUMA Construction Corp.	272.19	0.00	0.00	0.00	-0.19	272.00
Idi Magassa	0.00	0.00	0.00	0.00	6,672.26	6,672.26
Kip Jacobs-	68.58	0.00	0.00	0.00	400.00	468.58
KUCKER MARINO WINIARSKY & BITTEN...	0.00	0.00	3,254.00	0.00	130,283.16	133,537.16
Linda Rjesmowiecki	0.00	0.00	0.00	0.00	0.00	0.00
Lloyd's Termite & Pest Control Inc.	0.00	0.00	385.00	385.00	385.00	1,155.00
Marcum LLP	0.00	0.00	0.00	0.00	2,575.00	2,575.00
Meltzer/Costa Architects, LLP	0.00	0.00	0.00	0.00	0.00	0.00
Morrison Cohen LLP	0.00	0.00	0.00	0.00	8,510.00	8,510.00
PC Richards	0.00	0.00	0.00	0.00	0.00	0.00
Podell, Schwartz, Schechter & Banfield LLP	0.00	0.00	0.00	0.00	0.00	0.00
Scarano Architects	0.00	0.00	0.00	0.00	26,600.00	26,600.00
Sovereign Bank	0.00	0.00	0.00	0.00	0.00	0.00
Verizon# 251-552-623-0001-85	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	340.77	245.99	4,369.82	15,817.10	195,153.62	215,927.30